

07/11/03

U.S.DepartmentofHousingandUrbanDevelopment  
OfficeofPublicandIndianHousing

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# PHAPlans

5YearPlanforFiscalYears2000 -2004

AnnualPlanforFiscalYear2003

TROYHOUSINGAUTHORITY

408SouthMainStreet

Troy,NC27371

(910)576 -0038

And

MOUNTGILEADHOUSINGAUTHORITY

MOUNTGILEAD,NORTHCAROLINA

**NOTE:THISPHAPLANSTEMPLATE(HUD50075)ISTOBECOMPLETEDIN  
ACCORDANCEWITHINSTRUCTIONSLOCATEDINAPPLICABLEPIHNOTICES**

**PHAPlan  
AgencyIdentification**

**PHAName :** TROYHOUSINGAUTHORITY  
MOUNTGILEADHOUSINGAUTHORITY

**PHANumber:** NC043&NC044

**PHAFiscalYearBeginning:** 10/2003

**PublicAccessstoInformation**

**Informationregardinganyactivitiesoutlinedinthisplancanbeobtainedby  
contacting:(select allthatapply)**

- ☒ MainadministrativeofficeofthePHA
- ☐ PHAdevelopmentmanagementoffices
- ☒ PHAlocaloffices

**DisplayLocationsForPHAPlansandSupportingDocuments**

ThePHAPlans(includingattachments)areavailableforpublicinspectionat:(selectall  
thatapply)

- ☒ MainadministrativeofficeofthePHA
- ☐ PHAdevelopmentmanagementoffices
- ☒ PHAlocaloffices
- ☐ Mainadministrativeoffice ofthelocalgovernment
- ☐ MainadministrativeofficeoftheCountygovernment
- ☐ MainadministrativeofficeoftheStategovernment
- ☐ Publiclibrary
- ☐ PHAwebsite
- ☐ Other(listbelow)

PHAPlanSupportingDocumentsareavailableforinspectionat:(selectallthatapply)

- ☒ MainbusinessofficeofthePHA
- ☐ PHAdevelopmentmanagementoffices
- ☐ Other(listbelow)

**5-YEAR PLAN**  
**PHAF ISCAL YEARS 2000 -2004**  
[24CFR Part 903.5]

**A. Mission**

State the PHA's mission for serving the needs of low -income, very low income, and extremely low -income families in the PHA's jurisdiction. (select one of the choices below)

☐ The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.

☒ The PHA's mission is:

To provide a safe, clean, healthy living environment and handicapped accessible housing at rents that are affordable, and create opportunities for resident's self-sufficiency, and economic independence.

Our goal is to provide drug free, decent, safe, and sanitary housing for eligible families and to provide opportunities and promote self -sufficiency and economic independence for residents. In order to achieve this mission, we will:

- Recognize residents as our ultimate customer;
- Improve Public Housing Authority (HA) management and service delivery efforts through effective and efficient management of HA staff;
- Seek problem -solving partnerships with residents, community, and government leadership;
- Apply HA resources to the effective and efficient management and operation of public housing programs, taking into account changes in Federal funding.

**B. Goals**

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHA may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD -suggested objectives or their own, **PHAS ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS .** (Quantifiable measures would include target sets such as: numbers of families served or PHA scores achieved.) PHA should identify these measures in the space to the right of or below the stated objectives.

**HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.**

- ☒ PHAGoal:Expandthesupplyofassistedhousing  
Objectives:
- ☐ Applyforadditionalrentalvouchers:
  - ☒ Reducepublichousingvacancies:reducevacancyfromitscurrentfive percenttothreepercent. (by10/2001)
  - ☒ Leverageprivateorotherpublicfundstocreateadditionalhousing opportunities:beginaprogramofclasseswiththeUSDAtocounsel residentsonhowtoimprovetheircrediteligibility,budgetingandjob readiness. (by12/31/00)
  - ☐ Acquireorbuildunitsordevelopments
  - ☐ Other(listbelow)
- ☒ PHAGoal:Improvethethequalityofassistedhousing  
Objectives:
- ☒ Improvepublichousingmanagement:(PHASscore)Troy@92,Mount Gilead@90:maintainhighperformerstatusunderthePHAS.
  - ☐ Improvevouchermanagement:(SEMAPscore)
  - ☒ Increasecustomersatisfaction:achieveandmaintainapassingscoreon thePHASresidentsurvey.
  - ☒ Concentrateoneffortstoimprovespecificmanagementfunctions: (list;e.g.,publichousingfinance;voucherunitinspections)increase reservesbyfive -percent(5%)peryearthrough10/2004
  - ☒ Renovateormodernizepublichousingunits:(seeComponent7and attachmentsNC043b01andNC043c01forourmodernizationplan.)
  - ☐ Demolishordisposeofobsoletepublichousing:
  - ☐ Providereplacementpublichousing:
  - ☐ Providereplacementvouchers:
  - ☐ Other:(listbelow)
- ☒ PHAGoal:Increaseassistedhousingchoices  
Objectives:
- ☐ Providevoucher mobilitycounseling:
  - ☐ Conductoutreacheffortstopotentialvoucherlandlords
  - ☐ Increasevoucherpaymentstandards
  - ☐ Implementvoucherhomeownershipprogram:
  - ☒ Implementpublichousingorotherhomeownershipprograms:(by 10/2003)
  - ☐ Implementpublichousing site -basedwaitinglists:
  - ☐ Convertpublichousingtovouchers:
  - ☐ Other:(listbelow)

**HUDStrategicGoal:Improvecommunityqualityoflifeandeconomicvitality**

- ☒ PHAGoal:Provideanimprovedlivingenvironment

Objectives:

- ☐ Implementmeasurestodeconcent ratepovertybybringinghigher incomepublichousinghouseholdsintolowerincomedevelopments:
- ☐ Implementmeasurestopromoteincomemixinginpublichousingby assuringaccessforlowerincomefamiliesintohigherincome developments:
- ☒ Implementpublichousingsecurityimprovements:(seeComponent13 andattachmentNC043d01,thePHDEPTemplate,foroursecurity plan.)
- ☐ Designateddevelopmentsorbuildingsforparticularresidentgroups (elderly,personsw ithdisabilities)
- ☐ Other:(listbelow)

**HUDStrategicGoal:Promoteself -sufficiencyandassetdevelopmentoffamilies andindividuals**

- ☒ PHAGoal:Promoteself -sufficiencyandassetdevelopmentofassisted households

Objectives:

- ☒ Increasethenumberandpercentageofemployedpersonsinassisted families:
- ☒ Provideorattractsupportiveservicestoimproveassistancerecipients' employability:providejobskilltrainingforresidentsin employment skill
- ☐ Provideorattractsupportiveservicestoincreaseindependenceforthe elderlyorfamilieswithdisabilities.
- ☐ Other:(listbelow)

**HUDStrategicGoal:EnsureEqualOpportunityinHousingforallAmericans**

- ☐ PHAGoal:Ensureequalopportunityandaffirmativelyfurtherfairhousing
- Objectives:
- ☐ Undertakeaffirmativemeasurestoensureaccesstoassistedhousing regardless of race, color, religion, national origin, sex, fa m ilial status, and disability:
  - ☐ Undertakeaffirmativemeasurestoprovideasuitableliving environmentforfamilieslivinginassistedhousing,regardless of race, color, religion, national origin, sex, familial status, and disability:
  - ☐ Undertakeaffirmativemeasurestoensureaccessiblehousingtopersons withallvarietiesofdisabilitiesregardless of unitsizerequired:
  - ☐ Other:(listbelow)

**OtherPHAGoalsandObjectives:(listbelow)**

**AnnualPHAPla   n**  
**PHAFiscalYear2003**  
[24CFRPart903.7]

**i. AnnualPlanType:**

SelectwhichtypeofAnnualPlanthePHAwillsubmit.

☐   **StandardPlan**

**StreamlinedPlan:**

- ☒   **HighPerformingPHA(PHAS:Troy=93)**  
☐   **SmallAgency(<250PublicHousingUnits)**  
☐   **AdministeringSection8Only**

☐   **TroubledAgencyPlan**

**ii. ExecutiveSummaryoftheAnnualPHAPlan**

[24CFRPart903.79(r)]

ProvideabriefoverviewoftheinformationintheAnnualPlan,incl           udinghighlightsofmajorinitiatives  
anddiscretionarypoliciesethePHAhasincludedintheAnnualPlan.

PIHNotice99 -51eliminatedtherequirementforanExecutiveSummary.

**iii. AnnualPlanTableofContents**

[24CFRPart903.79(r)]

ProvideatableofcontentsfortheAnnualPlan       ,includingattachments,andalistofsupporting  
documentsavailableforpublicinspection       .

**TableofContents**

**AnnualPlan**

- i. ExecutiveSummary
- ii. TableofContents
  - 1. HousingNeeds
  - 2. FinancialResources
  - 3. PoliciesonElig   ibility,SelectionandAdmissions
  - 4. RentDeterminationPolicies
  - 5. OperationsandManagementPolicies
  - 6. GrievanceProcedures
  - 7. CapitalImprovementNeeds
  - 8. DemolitionandDisposition
  - 9. DesignationofHousing
  - 10. ConversionsofPublicHousing
  - 11. Homeownership
  - 12. CommunityServicePrograms

13. CrimeandSafety
14. Pets(InactiveforJanuary1PHAs)
15. CivilRightsCertifications(includedwithPHAPlanCertifications)
16. Audit
17. AssetManagement
18. OtherInformation

D.CriterionforSubstantialDeviation/Amendment

**Attachments**

Indicatewhichattachmentsareprovidedbyselectingallthatapply.Providetheattachment'sname(A, B,etc.)inthespacetotheleftofthenameoftheattachment.Note:Iftheattachmentisprovidedasa **SEPARATE**filesubmissionfromthePHAPlansfile,providethefilenameinparenthesesinthespace totherightofthetitle.

**RequiredAttachments:**

- |                                     |  |            |
|-------------------------------------|--|------------|
| <input checked="" type="checkbox"/> | AdmissionsPolicyforDeconcentration   | (nc043a01) |
| <input checked="" type="checkbox"/> | FY2002CapitalFundProgramAnnualStatement  | (nc043b01) |
| <input checked="" type="checkbox"/> | StatementonPHResidentCommunityServiceRequirement   | (nc043e01) |
| <input checked="" type="checkbox"/> | StatementofProgressinAchievingGoalsandObjectives   | (nc043f01) |
| <input checked="" type="checkbox"/> | StatementofPetPolicy   | (nc043g01) |
| <input checked="" type="checkbox"/> | StatementofResidentMembershiponthePHAGoverningBoard  | (nc043h01) |
| <input checked="" type="checkbox"/> | StatementofResid entsontheResidentAdvisoryBoard  | (nc043i01) |
| <input checked="" type="checkbox"/> | StatementontheDeconcentrationonPoverty   | (nc043j01) |
| <input checked="" type="checkbox"/> | StatementontheInitialVoluntaryConversionAssessment   | (nc043k01) |
| <input type="checkbox"/>            | Mostrecentboard -approvedoperatingbudget(RequiredAttachmentforPHAs thataretroubledoratriskofbeingdesignatedtroubledONLY) |            |

**OptionalAttachments:**

- |                                     |  |            |
|-------------------------------------|--|------------|
| <input type="checkbox"/>            | PHAManagementOrganizationalChart   |            |
| <input checked="" type="checkbox"/> | FY2002CapitalFund Program5YearActionPlan   | (nc043c01) |
| <input checked="" type="checkbox"/> | PublicHousingDrugEliminationProgram(PHDEP)Plan                                     | (nc043d01) |
| <input checked="" type="checkbox"/> | CommentsofResidentAdvisoryBoardorBoards(mustbeattachedifnot includedinPHAPlantext) | (nc043l01) |

- ☐ Other(Listbelow,providingeachattachmentname)

**SupportingDocumentsAvailableforReview**

Indicatewhichdocumentsareavailableforpublicreviewbyplacingamarkinthe“Applicable&On Display”columnintheappropriaterows.Alllisted documentsmustbeondisplayifapplicabletothe programactivitiesconductedbythePHA.

ListofSupportingDocumentsAvailableforReview		
Applicable & OnDisplay	SupportingDocument	ApplicablePlanComponent

Troy Housing Authority  
Mount Gilead Housing Authority

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certification of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board -approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certification of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Grievance Procedures



Troy Housing Authority  
Mount Gilead Housing Authority

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
NA	Section 8 informal review and hearing procedures <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
	The HUD - approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
X	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
NA	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
NA	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
NA	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
NA	Approved or submitted assessments of feasible revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
NA	Approved or submitted public housing home ownership programs/plans	Annual Plan: Homeownership
NA	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
NA	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
X	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
NA	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
NA	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

## **1. Statement of Housing Needs**

[24CFR Part 903.79(a)]

### **A. Housing Needs of Families in the Jurisdiction/s Served by the PHA**

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

The towns of Troy and Mount Gilead are in Montgomery County, North Carolina. There is no separate Consolidated Plan for Troy or for Montgomery County. In preparing this Statement of Needs Chart, we have used CHAS data for Montgomery County as a whole to obtain the "overall" numbers. We have relied on our own experience in our small community to rate the impact of the suggested factors on our local housing needs. We have also reviewed elements of the North Carolina Consolidated Plan in making our responses.

<b>Housing Needs of Families in the Jurisdiction by Family Type</b>							
Family Type	Overall	Affordability	Supply	Quality	Access-ibility	Size	Location
Income ≤ 30% of AMI	427	5	4	5	NA	4	4
Income > 30% but ≤ 50% of AMI	362	3	4	5	NA	4	4
Income > 50% but < 80% of AMI	525	2	3	3	NA	2	2
Elderly	350	2	3	3	NA	4	3
Families with Disabilities	NA	NA	NA	NA	NA	NA	NA
White	812	NA	NA	NA	NA	3	NA
Black	276	NA	NA	NA	NA	NA	NA

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- ☒ Consolidated Plan of the Jurisdiction/s: State of North Carolina  
Indicate year: 2001 (NC website updates and summaries)
- ☒ U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset: as available at the HUD website.
- ☐ American Housing Survey data  
Indicate year:
- ☐ Other housing market study  
Indicate year:
- ☒ Other sources: (NC Consolidated Plan website, 2000)

## B. HousingNeedsofFamiliesonthePublicHousingandSection8 Tenant-BasedAssistanceWaitingLists

State the housing needs of the families on the PHA's waiting list/s **.Complete one table for each type of PHA - wide waiting list administered by the PHA.** PHA may provide separate tables for site - based or sub - jurisdictional public housing waiting lists at their option.

<b>HousingNeedsofFamiliesontheWaitingList TroyHousingAuthority</b>			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant - based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site - Based or sub - jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	48		46
Extremely low income <= 30% AMI	43	90	
Very low income (> 30% but <= 50% AMI)	5	10	
Low income (> 50% but < 80% AMI)	0	0	
Families with children	27	56	
Elderly families	1	2	
Families with Disabilities	12	25	
Black	28	58	
White	20	42	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	22	46	
2BR	15	31	
3BR	10	21	
4BR	1	2	
5BR			
5+BR			
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

TroyHousingAuthority  
MountGileadHousingAu thority

<b>HousingNeedsofFamiliesontheWaitingList</b> <b>TroyHousingAuthority</b>			
Waitinglisttype:(selectone) <input checked="" type="checkbox"/> Section8tenant -basedassistance <input type="checkbox"/> PublicHousing <input type="checkbox"/> CombinedSection8andPublicHousing <input type="checkbox"/> PublicHousingSite -Basedorsub -jurisdictionalwaitinglist(optional) Ifused,identifywhichdevelopment/subjurisdiction:			
	#offamilies	%oftotalfamilies	AnnualTurnover
Waitinglisttotal	12	75	4
Extremelylow income<=30%AMI	9	25	
Verylowincome (>30%but<=50% AMI)	3	0	
Lowincome (>50%but<80% AMI)	0	42	
Familieswith children	5	100	
Elderlyfamilies	12	58	
Familieswith Disabilities	7	42	
Black	5		
White			
Characteristicsby BedroomSize (PublicHousing Only)			
1BR	7	25	
2BR	3	17	
3BR	2		
4BR			
5BR			
5+BR			
Isthewaitinglistclosed(selectone)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Ifyes: Howlonghasitbeenclosed(#ofmonths)? DoesthePHAexpecttoreopentheListinthePHAPlanyear? <input type="checkbox"/> No <input type="checkbox"/> Yes DoesthePHApermitspecificcategoriesoffamiliesontothewaitinglist,evenif generallyclosed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

<b>HousingNeedsofFamiliesontheWaitingList</b> <b>MOUNTGILEADHOUSINGAUTHORITY</b>			
Waitinglisttype:(selectone) <input type="checkbox"/> Section8tenant -basedassistance <input checked="" type="checkbox"/> PublicHousing <input type="checkbox"/> CombinedSection8andPublicHousing <input type="checkbox"/> PublicHousingSite -Basedorsub -jurisdictionalwaitinglist(optional) Ifused,identifywhichdevelopment/subjurisdiction:			
	#offamilies	%oftotalfami lies	AnnualTurnover
Waitinglisttotal	26		25%
Extremelylow income<=30%AMI	0	0	
Verylowincome (>30%but<=50% AMI)	22	85	
Lowincome (>50%but<80% AMI)	4	15	
Familieswith children	17	65	
Elderlyfamilies	3	12	
Familieswith Disabilities	2	8	
Black	25	96	
White	1	4	
Characteristicsby BedroomSize (PublicHousing Only)			
1BR	9	35	
2BR	10	38	
3BR	6	23	
4BR	1	4	
5BR			
5+BR			
Isthewaitinglistclosed(selectone)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Ifyes: Howlonghasitbeenenclosed(#ofmonths)? DoesthePHAexpecttoreopenhelistinthePHAPlanyear? <input type="checkbox"/> No <input type="checkbox"/> Yes DoesthePHApermitspecificcategoriesoffamiliesontothewaitinglist,evenif generallyclosed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

### **C.StrategyforAddressingNeeds**

Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

By checking the boxes below under (1), the Troy Housing Authority describes in brief its strategy for addressing the housing needs of families in its jurisdiction. By checking boxes under (2), it briefly outlines its reasons for selecting those strategies.

#### **(1) Strategies**

#### **Need: Shortage of affordable housing for all eligible populations**

#### **Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:**

Select all that apply

- ☒ Employ effective maintenance and management policies to minimize the number of public housing units off -line
- ☒ Reduce turnover time for vacated public housing units
- ☒ Reduce time to renovate public housing units
- ☐ Seek replacement of public housing units lost to the inventory through mixed finance development
- ☐ Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- ☐ Maintain or increase section 8 lease -uprates by establishing payment standards that will enable families to rent throughout the jurisdiction
- ☒ Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- ☐ Maintain or increase section 8 lease -uprates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- ☐ Maintain or increase section 8 lease -uprates by effectively screening Section 8 applicants to increase owner acceptance of program
- ☐ Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- ☐ Other (list below)

#### **Strategy 2: Increase the number of affordable housing units by:**

Select all that apply

- ☒ Apply for additional section 8 units should they become available
- ☐ Leverage affordable housing resources in the community through the creation of mixed -finance housing

- ☒ PursuehousingresourcesotherthanpublichousingorSection8tenant -based assistance.
- ☐ Other:(listbelow)

**Need:SpecificFamilyTypes:Familiesatorbelow30%ofmedian**

**Strategy1:Targetavailableassistancetofamiliesatorbelow30%ofAMI**

Selectallthatapply

- ☐ ExceedHUDfederaltargetingrequirementsforfamiliesatorbelow30%of AMIinpublichousin g
- ☐ ExceedHUDfederaltargetingrequirementsforfamiliesatorbelow30%of AMIintenant -basedsection8assistance
- ☐ Employadmissionspreferencesaimedatfamilieswiththeconomichardships
- ☐ Adoptrentpoliciestosupportandencouragework
- ☐ Other:(listbelow)

**Need:SpecificFamilyTypes:Familiesatorbelow50%ofmedian**

**Strategy1:Targetavailableassistanceto familiesatorbelow50%ofAMI**

Selectallthatapply

- ☐ Employadmissionspreferencesaimedatfamilieswhoareworking
- ☐ Adoptrentpoliciestosupportandencouragework
- ☐ Other:(listbelow)

**Need:SpecificFamilyTypes:TheElderly**

**Strategy1: Targetavailableassistancetotheelderly:**

Selectallthatapply

- ☐ Seekdesignationofpublichousingfortheelderly
- ☐ Applyforspecial -purposevouchertargetedtotheelderly,shouldtheybecome available
- ☐ Other:(listbelow)

**Need:SpecificFamilyTypes:FamilieswithDisabilities**

**Strategy1: TargetavailableassistancetoFamilieswithDisabilities:**

Selectallthatapply

- ☐ Seekdesignationofpublichousingforfamilieswithdisabilities
- ☐ Carryoutthemodificationsneededinpublichousingbasedonthesection504 NeedsAssessmentforPublicHousing
- ☐ Applyforspecial -purposevouchertargetedtofamilieswithdisabilities, shouldtheybecomeavailable

- ☐ Affirmativelymarketto localnon -profitagenciess thatassistfamilieswith disabilities
- ☐ Other:(listbelow)

**Need:SpecificFamilyTypes:Racesorethnicitieswithdisproportionatehousing needs**

**Strategy1:IncreaseawarenessofPHAresourcesamongfamiliesofracesand ethnicitieswithdisproportionateneeds:**

Selectifapplicable

- ☐ Affirmativelymarkettoraces/ethnicitiesshowntohavedisproportionate housingneeds
- ☐ Other:(listbelow)

**Strategy2:Conductactivitiestoaffirmativelyfurtherfairhousing**

Selectallthatapply

- ☐ Counselsection8tenantsastolocationofunitsoutsideofareasofpovertyor minorityconcentrationandassistthemtolocatethoseunits
- ☐ Marketthesection8programtoownersoutsideofareasofpoverty/minority concentrations
- ☐ Other:(listbelow)

**OtherHousingNeeds&Strategies:(listneedsandstrategiesbelow)**

**(2)ReasonsforSelectingStrategies**

Ofthef actorslistedbelow,selectallthatinfluencedthePHA'sselectionofthe strategiesitwillpursue:

- ☒ Fundingconstraints
- ☒ Staffingconstraints
- ☐ Limitedavailabilityofsitesforassistedhousing
- ☐ Extenttowhichparticularhousingneedsaremetbyotherorganizationsinthe community
- ☐ EvidenceofhousingneedsasdemonstratedintheConsolidatedPlanandother informationavailabletothePHA
- ☐ InfluenceofthehousingmarketonPHAprograms
- ☐ Communityprioritiesregardinghousingassistance
- ☐ Resultsofconsultationwithlocalorstategovernment
- ☐ ResultsofconsultationwithresidentsandtheResidentAdvisoryBoard
- ☐ Resultsofconsultationwithadvocacygroups
- ☐ Other:(listbelow)



## **2. Statement of Financial Resources**

[24CFR Part 903.79(b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant-based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

**The chart below combines the financial resources of both the Troy and Mount Gilead Housing Authorities. The current financial arrangement within the consortium assures that both members are fully entitled to their proper share of available financial resources. We therefore identify the PHA financial sources separately. When no PHA is shown, the Troy HA is the source of funds.**

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants (FY 2002 grants)</b>	<b>706,291</b>	
a) Public Housing Operating Fund		
Troy HA	286,347	
Mount Gilead HA	91,257	
b) Public Housing Capital Fund		
Troy HA	163,979	
Mount Gilead HA	57,346	
c) HOPE VI Revitalization	0	
d) HOPE VI Demolition	0	
e) Annual Contributions for Section 8 Tenant-Based Assistance	107,362	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants		
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>	<b>134,197</b>	
2001 & 2002 Troy CFP	69,037	PH Modernization
2001 Mount Gilead CFP	65,160	"

TroyHousingAuthority  
MountGileadHousingAu thority

<b>FinancialResources: PlannedSourcesandUses</b>		
<b>Sources</b>	<b>Planned\$</b>	<b>PlannedUses</b>
<b>3.PublicHousingDwellingRental Income</b>	<b>150,500</b>	PHOperations
TroyHA	130,500	
MountGileadHA	20,000	
<b>4.Otherincome (listbelow)</b>	<b>14,060</b>	PHOperations
Excessutilities	4,200	
InterestonInvestments	3,360	
Otherreceipts	6,500	
<b>5.Non -federalsources (listbelow)</b>	<b>30,008</b>	PHSupportiveServices
ZBmitch	30,008	
<b>Totalresources</b>	<b>1,035,056</b>	

### **3.PHAPoliciesGoverningEligibility,Selection,andAdmissions**

[24CFRPart903.79(c)]

#### **A.PublicHousing**

Exemptions:PHAsthatdonotadministerpublichousingarenotrequiredto completesubcomponent  
3A.

#### **(1)Eligibility**

- a. Whendoes thePHA verifyeligibilityforadmission topublichousing?(select allthatapply)
- ☐ Whenfamiliesarewithinacertain numberofbeingofferedaunit:(state number)
- ☒ Whenfamiliesarewithinacertain timeofbeingofferedaunit:(30days)
- ☐ Other:(describe)
- b. Whichnon -income(screening)factorsdoesthePHAuset oestablisheligibilityfor admission topublichousing(selectallthatapply)?
- ☒ CriminalorDrug -relatedactivity
- ☒ Rentalhistory
- ☒ Housekeeping
- ☐ Other(describe)
- c. ☒ Yes ☐ No:DoesthePHArequestcriminalrecordsfromlocal law enforcementagenciesforscreeningpurposes?

TroyHousingAuthority  
MountGileadHousingAu thority

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- d. ☒ Yes ☐ No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- e. ☐ Yes ☒ No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC - authorized source)

**(2) Waiting List Organization**

- a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)
- ☒ Community-wide list
- ☐ Sub-jurisdictional lists
- ☐ Site-based waiting lists
- ☐ Other (describe)
- b. Where may interested persons apply for admission to public housing?
- ☒ PHA main administrative office
- ☒ PHA development site management office
- ☐ Other (list below)
- c. If the PHA plan to operate one or more site -based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**
1. How many site -based waiting lists will the PHA operate in the coming year?
2. ☐ Yes ☐ No: Are any or all of the PHA's site -based waiting lists new for the upcoming year (that is, they are not part of a previously -HUD- approved site based waiting list plan)? If yes, how many lists?
3. ☐ Yes ☐ No: May families be on more than one list simultaneously? If yes, how many lists?
4. Where can interested persons obtain more information about and sign up to be on the site -based waiting lists (select all that apply)?
- ☐ PHA main administrative office
- ☐ All PHA development management offices
- ☐ Management offices at developments with site -based waiting lists
- ☐ At the development to which they would like to apply
- ☐ Other (list below)

**(3) Assignment**

- a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

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- ☐ One  
☒ Two  
☐ Three or More

b. ☒ Yes ☐ No: Is this policy consistent across all waiting list types?

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

**(4) Admissions Preferences**

a. Income targeting:

- ☐ Yes ☒ No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admission to public housing to families at or below 30% of median area income?

b. Transfer policies:

In what circumstances will transfer take precedence over new admissions? (list below)

- ☒ Emergencies
- ☒ Overhoused  
☒ Underhoused  
☒ Medical justification  
☒ Administrative reasons determined by the PHA (e.g., to permit modernization work)  
☐ Resident choice: (state circumstances below)  
☐ Other: (list below)

c. Preferences

1. ☐ Yes ☒ No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If "no" is selected, skip to subsection **(5) Occupancy**)
2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

- ☐ Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)  
☐ Victims of domestic violence  
☐ Substandard housing  
☐ Homelessness  
☐ High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

- ☐ Working families and those unable to work because of age or disability
- ☐ Veterans and veterans' families
- ☐ Residents who live and/or work in the jurisdiction
- ☐ Those enrolled currently in educational, training, or upward mobility programs
- ☐ Households that contribute to meeting income goals (broad range of incomes)
- ☐ Households that contribute to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☐ Victims of reprisals or hate crimes
- ☐ Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a points system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

1 Date and Time

Former Federal preferences:

Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)  
Victims of domestic violence  
Substandard housing  
Homelessness  
High rent burden

Other preferences (select all that apply)

- ☐ Working families and those unable to work because of age or disability
- ☐ Veterans and veterans' families
- ☐ Residents who live and/or work in the jurisdiction
- ☐ Those enrolled currently in educational, training, or upward mobility programs
- ☐ Households that contribute to meeting income goals (broad range of incomes)
- ☐ Households that contribute to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☐ Victims of reprisals or hate crimes
- ☐ Other preference(s) (list below)

4. Relationship of preferences to income targeting requirements:

- ☐ The PHA applies preferences within income tiers

- ☐ Not applicable: the pool of applicant families ensure that the PHA will meet income targeting requirements

**(5) Occupancy**

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- ☒ The PHA - resident lease  
☒ The PHA's Admissions and (Continued) Occupancy policy  
☒ PHA briefing seminars or written materials  
☐ Other source (list)

b. How often must residents notify the PHA of changes in family composition? (select all that apply)

- ☒ At an annual reexamination and lease renewal  
☒ Anytime family composition changes  
☒ At family request for revision  
☐ Other (list)

**(6) Deconcentration and Income Mixing**

a. ☐ Yes ☒ No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

b. ☐ Yes ☒ No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?

c. If the answer to b was yes, what changes were adopted? (select all that apply)

- ☐ Adoption of site based waiting lists  
If selected, list targeted developments below:
- ☐ Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments  
If selected, list targeted developments below:
- ☐ Employing new admission preferences at targeted developments  
If selected, list targeted developments below:
- ☐ Other (list policies and developments targeted below)

d. ☐ Yes ☒ No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

e. If the answer to d was yes, how would you describe these changes? (select all that apply)

- ☐ Additional affirmative marketing
- ☐ Actions to improve the marketability of certain developments
- ☐ Adoption or adjustment of ceiling rents for certain developments
- ☐ Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
- ☐ Other (list below)

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher -income families? (select all that apply)

- ☒ Not applicable: results of analysis did not indicate a need for such efforts
- ☐ List (any applicable) developments below:

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower -income families? (select all that apply)

- ☒ Not applicable: results of analysis did not indicate a need for such efforts
- ☐ List (any applicable) developments below:

## B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub -component 3B. **Unless otherwise specified, all questions in this section apply only to the tenant -based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

### (1) Eligibility

a. What is the extent of screening conducted by the PHA? (select all that apply)

- ☐ Criminal or drug -related activity only to the extent required by law or regulation
- ☒ Criminal and drug -related activity, more extensively than required by law or regulation
- ☐ More general screening than criminal and drug -related activity (list factors below)
- ☐ Other (list below)

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- b. ☒ Yes ☐ No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- c. ☒ Yes ☐ No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- d. ☐ Yes ☒ No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC - authorized source)
- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
- ☒ Criminal or drug -related activity
- ☐ Other (describe below)

**(2) Waiting List Organization**

- a. With which of the following program waiting lists is the section 8 tenant -based assistance waiting list merged? (select all that apply)
- ☒ None
- ☐ Federal public housing
- ☐ Federal moderate rehabilitation
- ☐ Federal project -based certificate program
- ☐ Other federal or local program (list below)
- b. Where may interested persons apply for admission to section 8 tenant -based assistance? (select all that apply)
- ☒ PHA main administrative office
- ☐ Other (list below)

**(3) Search Time**

- a. ☒ Yes ☐ No: Does the PHA give extensions on standard 60 -day period to search for a unit?

If yes, state circumstances below:

**(4) Admissions Preferences**

- a. Income targeting

- ☐ Yes ☒ No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?



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b. Preferences

1. ☐ Yes ☒ No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

- ☐ Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- ☐ Victims of domestic violence
- ☐ Substandard housing
- ☐ Homelessness
- ☐ High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- ☐ Working families and those unable to work because of age or disability
- ☐ Veterans and veterans' families
- ☐ Residents who live and/or work in your jurisdiction
  
- ☐ Those enrolled currently in educational, training, or upward mobility programs
- ☐ Household that contribute to meeting income goals (broad range of incomes)
- ☐ Household that contribute to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☐ Victims of reprisals or hate crimes
- ☐ Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a points system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

Date and Time

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness

High rent burden

Other preferences (select all that apply)

- ☐ Working families and those unable to work because of age or disability
- ☐ Veterans and veterans' families
- ☐ Residents who live and/or work in your jurisdiction
- ☐ Those enrolled currently in educational, training, or upward mobility programs
- ☐ Households that contribute to meeting income goals (broad range of incomes)
- ☐ Households that contribute to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☐ Victims of reprisals or hate crimes
- ☐ Other preference(s) (list below)

4. Among applicants on the waiting list with the equal preference status, how are applicants selected? (select one)

- ☐ Date and time of application
- ☐ Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for "residents who live and/or work in the jurisdiction" (select one)

- ☐ This preference has previously been reviewed and approved by HUD
- ☐ The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

- ☐ The PHA applies preferences within income tiers
- ☐ Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

#### **(5) Special Purpose Section 8 Assistance Programs**

a. In which documents or other reference materials are the policies governing eligibility, selection, and admission to any special -purpose section 8 program administered by the PHA contained? (select all that apply)

- ☒ The Section 8 Administrative Plan
- ☒ Briefing sessions and written materials
- ☐ Other (list below)

b. How does the PHA announce the availability of any special -purpose section 8 program to the public?

- ☒ Through published notices
- ☐ Other (list below)

#### **4. PHA Rent Determination Policies**

[24CFR Part 903.79(d)]

##### **A. Public Housing**

Exemptions: PHA that do not administer public housing are not required to complete sub 4A. -component

##### **(1) Income Based Rent Policies**

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one)

- ☒ The PHA will not employ any discretionary rent -setting policies for income based rent in public housing. Income -based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub -component (2))

---or---

- ☐ The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

- ☐ \$0  
☐ \$1-\$25  
☒ \$26-\$50

2. ☐ Yes ☒ No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below :

c. Rents set at less than 30% than adjusted income

1. ☐ Yes ☒ No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

d. Which of the discretionary (optional) deductions and/or exclusion policies does the PHA plan to employ (select all that apply)

- ☐ For the earned income of a previously unemployed household member
- ☐ For increases in earned income
- ☐ Fixed amount (other than general rent -setting policy)  
If yes, state amount/s and circumstances below:
- ☐ Fixed percentage (other than general rent -setting policy)  
If yes, state percentage/s and circumstances below:
- ☐ For household heads
- ☐ For other family members
- ☐ For transportation expenses
- ☐ For the non-reimbursed medical expenses of non-disabled or non-elderly families
- ☐ Other (describe below)

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one)

- ☐ Yes for all developments
- ☐ Yes but only for some developments
- ☒ No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

- ☐ For all developments
- ☐ For all general occupancy developments (not elderly or disabled or elderly only)
- ☐ For specified general occupancy developments
- ☐ For certain parts of developments; e.g., the high-rise portion
- ☐ For certain size units; e.g., larger bedroom sizes
- ☐ Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

- ☐ Market comparability study
- ☐ Fair market rents (FMR)
- ☐ 95<sup>th</sup> percentile rents
- ☐ 75 percent of operating costs
- ☐ 100 percent of operating costs for general occupancy (family) developments
- ☐ Operating costs plus debt service
- ☐ The "rental value" of the unit

☐ Other(list below)

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

- ☐ Never  
☐ At family option  
☒ Anytime the family experiences an income increase  
☐ Anytime a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold) \_\_\_\_\_  
☐ Other(list below)

g. ☐ Yes ☒ No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

## **(2) Flat Rents**

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

- ☒ The section 8 rent reasonableness study of comparable housing  
☒ Survey of rents listed in local newspaper  
☒ Survey of similar unassisted units in the neighborhood  
☐ Other(list/describe below)

## **B. Section 8 Tenant-Based Assistance**

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

### **(1) Payment Standards**

Describe the voucher payment standards and policies .

a. What is the PHA's payment standard? (select the category that best describes your standard)

- ☐ At or above 90% but below 100% of FMR  
☒ 100% of FMR  
☐ Above 100% but at or below 110% of FMR  
☐ Above 110% of FMR (if HUD approved; describe circumstances below)

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

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- ☐ FMRsareadequatetoensuresuccessamongassistedfamiliesinthePHA's segmentoftheFMRarea
- ☐ ThePHAhaschosetoserveadditiona Ifamiliesbyloweringthepayment standard
- ☐ Reflectsmarketorsubmarket
- ☐ Other(listbelow)

c.IfthepaymentstandardishigherthanFMR,whyhasthePHAchosenthislevel?  
(selectallthatapply)

- ☐ FMRsarenotadequatetoensuresuccessamongassistedfamiliesinthePHA's segmentoftheFMRarea
- ☐ Reflectsmarketorsubmarket
- ☐ Toincreasehousingoptionsforfamilies
- ☐ Other(listbelow)

d.Howoft enarepaymentstandardsreevaluatedforadequacy?(selectone)

- ☒ Annually
- ☐ Other(listbelow)

c. WhatfactorswillthePHAconsiderinitsassessmentoftheadquacyofits paymentstandard?(selectallthatapply)

- ☒ Successratesofassistedfamilies
- ☐ Rentburdensofassistedfamilies
- ☐ Other(listbelow)

## **(2)MinimumRent**

a.WhatamountbestreflectsthePHA'sminimumrent?(selectone)

- ☐ \$0
- ☐ \$1-\$25
- ☒ \$26-\$50

b. ☐ Yes ☒ No:HasthePHAadoptedanydiscretionaryminimumrenthardship exemptionpolicies?(ifyes,listbelow)

## **5.OperationsandManagement**

[24CFRPart903.79(e)]

ExemptionsfromComponent5:HighperformingandsmallPHAsarenotrequiredtocompletethis section.Section8onlyPHAsmustcompletepartsA,B,andC(2)

### **A.PHAManagementStructure**

DescribethePHA'smanagementstructureandorganization.

(select one)

- ☐ An organization chart showing the PHA's management structure and organization is attached.
- ☐ A brief description of the management structure and organization of the PHA follows:

### B. HUD Programs Under PHA Management

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use "NA" to indicate that the PHA does not operate any of the programs listed below.)

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing		
Section 8 Vouchers		
Section 8 Certificates		
Section 8 Mod Rehab		
Special Purpose Section 8 Certificates/Vouchers (list individually)		
Public Housing Drug Elimination Program (PHDEP)		
Other Federal Programs (list individually)		

### C. Management and Maintenance Policies

List the PHA's public housing management and maintenance policy documents, manuals and handbooks that contain the Agency's rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

(1) Public Housing Maintenance and Management: (list below)

(2) Section 8 Management: (list below)

## **6. PHA Grievance Procedures**

[24CFR Part 903.79(f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6.  
Section 8-Only PHAs are exempt from sub -component 6A.

### **A. Public Housing**

1. ☐ Yes ☒ No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

2. Which PHA offices should residents or applicants stop public housing contact to initiate the PHA grievance process? (select all that apply)

- ☒ PHA main administrative office  
☐ PHA development management offices  
☐ Other (list below)

### **B. Section 8 Tenant -Based Assistance**

1. ☒ Yes ☐ No: Has the PHA established informal review procedures for applicants to the Section 8 tenant -based assistance program and informal hearing procedures for families assisted by the Section 8 tenant -based assistance program in addition to federal requirements found at 24CFR 982?

If yes, list additions to federal requirements below:

2. Which PHA offices should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)

- ☐ PHA main administrative office  
☐ Other (list below)

## **7. Capital Improvement Needs**

[24CFR Part 903.79(g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

### **A. Capital Fund Activities**

Exemptions from sub -component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.



**(1) Capital Fund Program Annual Statement**

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD -52837.

Select one:

☒ The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment: (nc043b01)

-or-

☐ The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert here)

**(2) Optional 5 -Year Action Plan**

Agencies are encouraged to include a 5 -Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template **OR** by completing and attaching a properly updated HUD -52834.

a. ☒ Yes ☐ No: Is the PHA providing an optional 5 -Year Action Plan for the Capital Fund? (if no, skip to sub -component 7B)

b. If yes to question a, select one:

☒ The Capital Fund Program 5 -Year Action Plan is provided as an attachment to the PHA Plan at Attachment: (nc043c01)

-or-

☐ The Capital Fund Program 5 -Year Action Plan is provided below: (if selected, copy the CFP Optional 5 Year Action Plan from the Table Library and insert here)

**B. HOPE VI and Public Housing Development and Replacement Activities (Non -Capital Fund)**

Applicability of sub -component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

☐ Yes ☒ No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)  
b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name:

2. Development (project) number:

3. Status of grant: (select the statement that best describes the current status)

- ☐ Revitalization Plan under development  
☐ Revitalization Plans submitted, pending approval  
☐ Revitalization Plan approved  
☐ Activities pursuant to an approved Revitalization Plan underway

☐ Yes ☐ No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?

If yes, list development name/s below:

☐ Yes ☐ No: d) Will the PHA be engaging in any mixed -financed development activities for public housing in the Plan year?

If yes, list developments or activities below:

☐ Yes ☐ No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?

If yes, list developments or activities below:

## **8. Demolition and Disposition**

[24 CFR Part 903.79(h)]

Applicability of component 8: Section 8 only PHAs are not required to complete this section.

1. ☐ Yes ☒ No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If "No", skip

to component 9; if "yes", complete one activity description for each development.)

### 2. Activity Description

☐ Yes ☐ No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If "yes", skip to component 9. If "No", complete the Activity Description table below.)

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<b>Demolition/DispositionActivityDescription</b>
1a.Developmentname:
1b.Development(project)number:
2.Activitytype:Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>
3.Applicationstatus(selectone) Approved <input type="checkbox"/> Submitted,pendingapproval <input type="checkbox"/> Plannedapplication <input type="checkbox"/>
4.Dateapplicationapproved,submitted,orplannedforsubmiss ion: (DD/MM/YY)
5.Numberofunitsaffected:
6.Coverageofaction(selectone) <input type="checkbox"/> Partofthedevelopment <input type="checkbox"/> Totaldevelopment
7.Timelineforactivity: a.Actualorprojectedstartdateofactivity: b.Projectendddateofactivity:

**9. DesignationofPublicHousingforOccupancybyElderlyFamilies  
orFamilieswithDisabilitiesorElderlyFamiliesandFamilieswith  
Disabilities**

[24CFRPart903.79(i)]

ExemptionsfromComponent9;Section8only PHAsarenotrequiredtocompletethissection.

1. ☐ Yes ☒ No:      Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If "No", skip to component 10. If "yes", complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

**2. Activity Description**

- ☐ Yes ☐ No:      Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 10. If "No", complete the Activity Description table below .

<b>Designation of Public Housing Activity Description</b>
---

TroyHousingAuthority  
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1a.Developmentname:	
1b.Development(project)number:	
2.Designationtype:	
Occupancybyonlytheelderly <input type="checkbox"/>	
Occupancybyfamilieswithdisabilities <input type="checkbox"/>	
Occupancybyonlyelderlyfamiliesandfamilieswithdisabilities <input type="checkbox"/>	
3.Applicationstatus(selectone)	
Approved; includedinthePHA'sDesignationPlan <input type="checkbox"/>	
Submitted,pendingapproval <input type="checkbox"/>	
Plannedapplication <input type="checkbox"/>	
4.Datethisdesignationapproved,submitted,orplannedforsubmission: (DD/MM/YY)	
5.Ifapproved,willthisdesignationconstitutea(selectone)	
<input type="checkbox"/> NewDesignationPlan	
<input type="checkbox"/> Revisionofapreviously -approvedDesignationPlan?	
6. Numberofunitsaffected:	
7.Coverageofaction(selectone)	
<input type="checkbox"/> Partofthedevelopment	
<input type="checkbox"/> Totaldevelopment	

**10. ConversionofPublicHousingtoTenant -BasedAssistance**

[24CFRPart903.79(j)]

ExemptionsfromComponent10;Section8onlyPHAsarenotrequiredtocompletethissection.

**A.AssessmentofReasonableRevitalizationPursuanttosection202oftheHUD  
FY1996HUDAppropriationsAct**

1. ☐ Yes ☒ No: HaveanyofthePHA'sdevelopmentsorportionsof  
developmentsbeenidentifiedbyHUDorthePHAascovered  
undersection202oftheHUDFY1996HUDAppropriations  
Act?(If“No”,skiptocomponent11;if“yes”,completeone  
activitydescriptionforeachidentifieddevelopment,unless  
eligible to completeastreamlinedsubmission.PHAs  
completingstreamlinedsubmissionsmayskiptocomponent  
11.)
- 2.ActivityDescription
- ☐ Yes ☐ No: HasthePHAprovidedallrequiredactivitydescription  
informationforthiscomponentinthe **optional**PublicHousing  
  
AssetManagementTable?If“y es”,skiptocomponent11.If  
“No”,completetheActivityDescriptiontablebelow.

<b>ConversionofPublicHousingActivityDescription</b>
1a.Developmentname:
1b.Development(project)number:
2.Whatisthestatusoftherequiredassessment?
<input type="checkbox"/> Assessmentunderway
<input type="checkbox"/> AssessmentresultssubmittedtoHUD
<input type="checkbox"/> AssessmentresultsapprovedbyHUD(ifmarked,proceedtonextquestion)

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<input type="checkbox"/> Other(explainbelow)
3. <input type="checkbox"/> Yes <input type="checkbox"/> No:IsaConversionPlanrequired?(Ifyes,gotoblock4;ifno,gotoblock5.)
4.StatusofConversionPlan(selectthestatementthatbestdescribesthecurrentstatus) <input type="checkbox"/> ConversionPlanindevelopment <input type="checkbox"/> ConversionPlansubmittedtoHUDon:(DD/MM/YYYY) <input type="checkbox"/> ConversionPlanapprovedbyHUDon:(DD/MM/YYYY) <input type="checkbox"/> ActivitiespursuanttoHUD -approvedConversionPlanunderway
5.Descriptionofhowrequirements ofSection202arebei ngsatisfiedbymeans otherthanconversion (selectone) <input type="checkbox"/> Unitsaddressedinapendingorapproveddemolitionapplication(datesubmittedor approved: <input type="checkbox"/> UnitsaddressedinapendingorapprovedHOPEVIDemolitionapplication(datesubmitted orapproved: ) <input type="checkbox"/> UnitsaddressedinapendingorapprovedHOPEVIREvitalizationPlan(datesubmittedor approved: ) <input type="checkbox"/> Requirementsnolongerap plicable:vacancyratesarelessthan10percent <input type="checkbox"/> Requirementsnolongerapplicable:sitenowhaslessthan300units <input type="checkbox"/> Other:(describebelow)
<b>B.ReservedforConversionspursuanttoSection22oftheU.S.HousingActof 1937</b>

<b>C.ReservedforConversionspursuanttoSection33oftheU.S.HousingActof 1937</b>
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## **11.HomeownershipProgramsAdministeredbythePHA**

[24CFRPart903.79(k)]

### **A.PublicHousing**

ExemptionsfromComponent11A:Section8onlyPHAsaren otrequiredtocomplete11A.

1. ☐ Yes ☒ No: DoesthePHAadministeranyhomeownershipprograms  
administeredbythePHAunderanapprovedsection5(h)  
  
homeownershipprogram(42U.S.C.1437c(h)),oranapproved  
HOPE Iprogram(42U.S.C.1437aaa)orhasthePHAapplied  
orplantoapplytoadministeranyhomeownershipprograms  
undersection5(h),theHOPEIprogram,orsection32ofthe  
U.S.HousingActof1937(42U.S.C.1437z -4).(If“ No”,skip  
tocomponent11B;if“ yes”,completeoneactivitydescription  
foreachapplicableprogram/plan,unlesseligible tocompletea  
streamlinedsubmissiondueto **smallPHA** or **highperforming**

**PHA**status.PHAscompletingstreamlinedsubmissionsmay  
skiptocomponent11B.)

**2.ActivityDescription**

☐ Yes ☐ No: HasthePHAprovidedallrequiredactivitydescription  
informationforthiscomponentinthe **optional**PublicHousing  
AssetManagementTable?(If“yes”,skiptocomponent12.If  
“No”,completetheActivityDescriptiontablebelow.)

<b>PublicHousingHomeownershipActivityDescription (Completeoneforeachdevelopmentaffected)</b>	
1a.Developmentname: 1b.Development(project)number:	
2.FederalProgramauthority: <input type="checkbox"/> HOPEI <input type="checkbox"/> 5(h) <input type="checkbox"/> TurnkeyIII <input type="checkbox"/> Section32oftheUSHAof1937(effective10/1/99)	
3.Applicationstatus:(selectone) <input type="checkbox"/> Approved;includedinthePHA’sHomeownershipPlan/Program <input type="checkbox"/> Submitted,pendingapproval <input type="checkbox"/> Plannedapplication	
4.DateHomeownershipPlan/Programapproved,submitted,orplannedforsubmission: (DD/MM/YYYY)	
5. Numberofunitsaffected: 6.Coverageofaction:(selectone) <input type="checkbox"/> Partofthedevelopment <input type="checkbox"/> Totaldevelopment	

**B.Section8TenantBasedAssistance**

1. ☒ Yes ☐ No: DoesthePHAplantoadministeraSection8Homeownership  
programpursuanttoSection8 (y)oftheU.S.H.A.of1937,as  
implementedby24CFRpart982?(If“No”,skiptocomponent  
12;if“yes”,describetheprogramusingthetablebelow(copy  
andcompletequestionsforeachprogramidentified),unless  
thePHAiseligibletocompleteastreamlinedsubmission  
dueto high  
performerstatus. **HighperformingPHAs** mayskipto  
component12.)

**2.ProgramDescription:**

**a.SizeofProgram**

☒ Yes ☐ No: WillthePHAlimitthenumberoffamiliesparticipatinginthe  
section8homeownershipoption?

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

- ☒ 25 or fewer participants  
☐ 26- 50 participants  
☐ 51 to 100 participants  
☐ more than 100 participants

b. PHA - established eligibility criteria

- ☐ Yes ☐ No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?

If yes, list criteria below:

## **12. PHA Community Service and Self -sufficiency Programs**

[24CFR Part 903.79(l)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8 - Only PHAs are not required to complete sub -component C.

### **A. PHA Coordination with the Welfare (TANF) Agency**

1. Cooperative agreements:

- ☐ Yes ☐ No: Has the PHA entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed? DD/MM/YY

2. Other coordination efforts between the PHA and TANF Agency (select all that apply)

- ☐ Client referrals  
☐ Information sharing regarding mutual clients (for rent determinations and otherwise)  
☐ Coordinate the provision of specific social and self -sufficiency services and program to eligible families  
☐ Jointly administer programs  
☐ Partner to administer a HUD Welfare -to-Work voucher program  
☐ Joint administration of other demonstration program  
☐ Other (describe)

### **B. Services and programs offered to residents and participants**

#### **(1) General**

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a. Self -Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self -sufficiency of assisted families in the following areas? (select all that apply)

- ☐ Public housing rent determination policies
- ☐ Public housing admissions policies
- ☐ Section 8 admissions policies
- ☐ Preference in admission to section 8 for certain public housing families
- ☐ Preferences for families working or engaging in training or education programs for non -housing programs operated or coordinated by the PHA
- ☐ Preference/eligibility for public housing homeownership option participation
- ☐ Preference/eligibility for section 8 homeownership option participation
- ☐ Other policies (list below)

b. Economic and Social self -sufficiency programs

- ☐ Yes ☐ No: Does the PHA coordinate, promote or provide any program to enhance the economic and social self -sufficiency of residents? (If "yes", complete the following table; if "no" skip to sub -component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use.)

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office/ PHA main office/ other provider name)	Eligibility (public housing or section 8 participants or both)

**(2) Family Self Sufficiency program/s**

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2002 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing		
Section 8		



- b. ☐ Yes ☐ No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plan to take to achieve at least the minimum program size?  
If no, list steps the PHA will take below:

### C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)
- ☐ Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
  - ☐ Informing residents of new policy on admission and reexamination
  - ☐ Actively notifying residents of new policy at times in addition to admission and reexamination.
  - ☐ Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
  - ☐ Establishing a protocol for exchange of information with all appropriate TANF agencies
  - ☐ Other: (list below)

### D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937

## 13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.79(m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub component D.

### A. Need for measures to ensure the safety of public housing residents

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)

- ☒ High incidence of violent and/or drug -related crime in some or all of the PHA's developments
- ☒ High incidence of violent and/or drug -related crime in the area surrounding or adjacent to the PHA's developments
- ☒ Residents fearful for their safety and/or the safety of their children
- ☒ Observed lower -level crime, vandalism and/or graffiti

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- ☒ People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
- ☐ Other (describe below)

2. What information or data did the PHA use to determine the need for PHA actions to improve safety of residents (select all that apply).

- ☒ Safety and security survey of residents
- ☒ Analysis of crime statistics over time for crimes committed "in and around" public housing authority
- ☐ Analysis of cost trends over time for repair of vandalism and removal of graffiti
- ☒ Resident reports
- ☐ PHA employee reports
- ☒ Police reports
- ☒ Demonstrable, quantifiable success with previous or ongoing anti-crime/anti-drug programs
- ☐ Other (describe below)

3. Which developments are most affected? (list below)

At the Troy Housing Authority, H.R. Holt Circle is most affected  
The Mount Gilead Housing Authority has only one development

**B. Crime and Drug Prevention activities the PHA has undertaken or plan to undertake in the next PHA fiscal year**

1. List the crime prevention activities the PHA has undertaken or plan to undertake: (select all that apply)

- ☐ Contracting with outside and/or resident organizations for the provision of crime- and/or drug -prevention activities
- ☐ Crime Prevention Through Environmental Design
- ☐ Activities targeted to at-risk youth, adults, or seniors
- ☐ Volunteer Resident Patrol/Block Watchers Program
- ☒ Other (describe below):

The Mount Gilead Housing Authority has developed a police substation at its development.

2. Which developments are most affected? (list below)

H.R. Holt Circle at Troy

**C. Coordination between PHA and the police**

1.DescribethecoordinationbetweenthePHAandtheappropriatepoliceprecinctsfor carryingoutcrimepreventionmeasuresandactivities:(selectallthatapply)

- ☐ Policeinvolvementindevelopment,implementation,and/orongoing evaluationofdrug -eliminationplan
- ☒ Policeprovidocrimedatatohousingauthoritystaffforanalysisandaction
- ☒ Policehaveestablishedaphysicalpresenceonhousingauthorityproperty(e.g., communitypolicingoffice,officerinresidence)
- ☒ Policeregularlytestifyinandotherwisesupportevictioncases
- ☒ PoliceregularlymeetwiththePHAmangementandresidents
- ☐ AgreementbetweenPHAandlocallawenforcementagencyforprovisionof above-baselinelawenfo rcementservices
- ☐ Otheractivities(listbelow)  
H.R.HoltCircle

2.Whichdevelopmentsaremostaffected?(listbelow)

**D.AdditionalinformationasrequiredbyPHDEP/PHDEPPlan**

PHAseligibleforFY2002PHDEPfundsmustprovideaPHDEPPlanmeetingspecifiedrequirements priortoreceiptofPHDEPfunds.

**ThissectionskippedduetoterminationofPHDEPprogram**

TheTroyHousingAuthorityparticipatesinthePHDEP.MountGileaddoesnot.

- ☐ Yes ☐ No:Is thePHAeligibletoparticipateinthePHDEPinthefiscalyear coveredbythisPHAPlan?
- ☐ Yes ☐ No:Has thePHAincludedthePHDEPPlanforFY2002inthisPHA Plan?
- ☐ Yes ☐ No:ThisPHDEPPlanisanAttachment.(AttachmentFilename:\_\_\_)

**14.RESERVEDFORPETPOLICY**

[24CFRPart903.79(n)]

**15.CivilRightsCertifications**

[24CFRPart903.79(o)]

CivilrightscertificationsareincludedinthePHAPlanCertif icationsofCompliance withthePHAPlansandRelatedRegulations.

**16.FiscalAudit**

[24CFRPart903.79(p)]

**MountGilead is not required to have an audit. The items below are for the Troy Housing Authority only .**

1. ☒ Yes ☐ No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?  
(If no, skip to component 17.)
2. ☒ Yes ☐ No: Was the most recent fiscal audit submitted to HUD?
3. ☐ Yes ☒ No: Were there any findings as the result of that audit?
4. ☐ Yes ☐ No: If there were any findings, do any remain unresolved?  
If yes, how many unresolved findings remain? \_\_\_\_\_
5. ☐ Yes ☐ No: Have responses to any unresolved findings been submitted to HUD?  
If not, when are they due (state below)?

### **17. PHA Asset Management**

[24 CFR Part 903.79(q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component.  
High performing and small PHAs are not required to complete this component.

1. ☐ Yes ☐ No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long -term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?
2. What types of asset management activities will the PHA undertake? (select all that apply)  
☐ Not applicable  
☐ Private management  
☐ Development-based accounting  
☐ Comprehensive stock assessment  
☐ Other: (list below)
3. ☐ Yes ☐ No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

### **18. Other Information**

[24 CFR Part 903.79(r)]

#### **A. Resident Advisory Board Recommendations**

1. ☐ Yes ☐ No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)

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- ☐ AttachedatAttachment(Filename):  
☐ Providedbelow:

3.InwhatmannerdidthePHAaddressthosecomments?(selectallthatapply)

- ☐ Consideredcomments,butdeterminedthat   nochangestothePHAPlanwere necessary.  
☐ ThePHAchangedportionsofthePHAPlaninresponsetocomments  
Listchangesbelow:  
  
☐ Other:(listbelow)

**B.DescriptionofElectionprocessforResidentsonthePHABoard**

1. ☐ Yes ☒ No:       DoesthePHAmeeettheexemptioncriteriaprovidedsection 2(b)(2)oftheU.S.HousingActof1937?(Ifno,continuetto question2;ifyes,skiptosub   -componentC.)  
  
2. ☐ Yes ☒ No:       WastheresidentwhoservesonthePHABoardelectdbythe residents?(Ifyes,continuettoquestion3;ifno,skiptosub   -componentC.)

3.DescriptionofResidentElectionProcess

a.Nominationofcandidatesforplaceontheballot:(selectallthatapply)

- ☐ Candidateswerenominatedbyresidentandassistedfamilyorganizations  
☐ CandidatescouldbenominatedbyanyadultrecipientofPHAassistance  
☐ Self-nomination:Candidatesregisteredw   iththePHAandrequestedaplaceon ballot  
☐ Other:(describe)

b.Eligiblecandidates:(selectone)

- ☐ AnyrecipientofPHAassistance  
☐ AnyheadofhouseholdreceivingPHAassistance  
☐ AnyadultrecipientofPHAassistance  
☐ Anyadultmemberofaresidentorassistedfamilyorganization  
  
☐ Other(list)

c.Eligiblevoters:(selectallthatapply)

- ☐ AlladultrecipientsofPHAassistance(publ   ichousingandsection8tenant   -basedassistance)  
☐ RepresentativesofallPHAresidentandassistedfamilyorganizations  
☐ Other(list)

**C.StatementofConsistencywiththeConsolidatedPlan**

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For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: State of North Carolina

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- ☒ The PHA has based its statement of needs of families in the jurisdiction on the need expressed in the Consolidated Plan/s.
- ☐ The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- ☐ The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- ☒ Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)

On its web site, the State of North Carolina summarizes its Housing Action Plan for the year 2002. It also summarizes its priorities for its CDBG development for the year 2000. The State makes clear priorities that are directly supported by activities at the Troy Housing Authority and at the Mount Gilead Housing Authority.

Although our conjoined housing authority is small, we have been active in both administering our housing programs and in bringing new development to Troy, which is a small rural town much in need of economic improvement, as is all of Montgomery County.

In its list of priorities the State writes, "The department aims to focus state resources on stimulating development of distressed rural areas and portions of urban areas that have not enjoyed the positive growth that much of the state has experienced...." Through its housing program, its modernization and development efforts, its supportive service programs, and its drug elimination efforts, the Troy Housing Authority provides much needed support and development to our rural area.

- ☐ Other: (list below)

3. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

At [www.dca.commerce.state.nc.us/housin~2.htm](http://www.dca.commerce.state.nc.us/housin~2.htm) we read

The State's five year housing strategy, outlined in the 1996 North Carolina Consolidated Plan, establishes the State's general priorities for assisting households during the period 1996 -2000. Priorities

were established using three criteria: the incidence of housing problems among the population; the total number of households affected; and the appropriateness of the activities and programs available to address the needs of the households. Households to be assisted are categorized by income group, tenure and special needs characteristics. The following is a summary of the State's housing priorities:

**High Priority**

- Assist Renters Earning 0 - 50% of Median Family Income
- Assist Existing Home Owners Earning 0 - 50% of Median Family Income
- Assist Homeless Families and Individuals
- Assist Non - Homeless Persons with Special Needs Earning Below 80% of Median Family Income

**Medium Priority**

- Assist First - Time Home Buyers Earning 51 - 80% of Median Family Income
- Assist Renters Earning 51 - 80% of Median Family Income

**Lower Priority**

- Assist First - Time Home Buyers Earning Below 50% of Median Family Income
- Assist Existing Home Owners Earning 51 - 80% of Median Family Income

The active priorities stated above directly support the housing programs at the Troy Housing Authority. Of the "high priority" items in the state Consolidated Plan, the programs at the Troy Housing Authority are directly supported by the North Carolina priority to assist renters earning 0 - 50% of median family income, to assist homeless families and individuals, and to assist non - homeless persons with special needs earning below 80% of median family income. Similarly for the stated medium priorities, where

the state supports assistance to renters earning 51 - 80% of median family income. All such persons and families are eligible for the housing programs offered by the Troy Housing Authority.

Aside from these stated priorities, the Troy Housing Authority receives no additional direct support for its programs from the North Carolina Consolidated Plan.

**D. Other Information Required by HUD**

**Criterion for identifying a “substantial deviation” from or “significant amendment or modification” to the PHA Plan**

The Troy Housing Authority will consider the following to be changes in its *Agency Plan* necessary and sufficient to require a full review by the Resident Advisory Board and by the Public Hearing process before a corresponding change in the Agency Plan can be adopted.

1. Any alteration of the Authority’s *Mission Statement* ;
2. Any change or amendment to a stated Strategic Goal;
3. Any change or amendment to a stated Strategic Objective except in a case where the change results from the objective having been met;
4. Any introduction of a new Strategic Goal or a new Strategic Objective;
5. Any alteration in the Capital Fund Program Annual Plan that affects an expenditure greater than twenty percent (20%) of the CFP Annual Budget for that year.

In setting the above criteria, the Troy Housing Authority intends by “Strategic Goal” and “Strategic Objective” specifically those items under those headings in its *5-Year Plan*.

Because the Annual Plan already requires annual review by the Resident Advisory Board and by Public Hearing, the Authority believes this annual process sufficient to meet the spirit of the *Quality Housing and Work Responsibility Act of 1998*. It expects that changes to the Annual Plan will be primarily administrative in nature. It believes, however, as shown in item #5 above, that significant changes in its planned modernization expenditures should be subject to a resident/public process.

As the lead agency in this consortium, the Troy Housing Authority has also reviewed the requirements set out in HUD Notice PIH 99-51. It here incorporates the several additional criteria established by HUD for “substantial deviation” or “significant amendment or modification” to its Agency Plan. The THA will also consider the following events to require a public process before amending such changes to its Agency Plan.

- ❑ change to rent or admissions policies or organization of the waiting list;
- ❑ additions of non-emergency work items (items not included in the current Annual Statement of 5-Year Plan) or change in use of replacement reserve funds under the Capital Fund;
- ❑ additions of new activities not included in the current PHDEP Plan and
- ❑ any change with regard to demolition or disposition, designation, homeownership programs or conversion activities.

The Troy Housing Authority acknowledges that an exception will be made by HUD to compliance with the above criteria for any of the above changes that are adopted to



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reflect changes in HUD regulatory requirements; such changes will not be considered significant amendments by HUD.

Use this section to provide any additional information requested by HUD.

**Attachments**

nc043a01. AdmissionsPolicyforDeconcentration

nc043b01. FY2002CapitalFundProgramAnnualStatement

nc043c01. FY2002CapitalFundProgram5YearActionPlan

nc043d01. Omitted

nc043e01. StatementonPHResidentCommunityServiceRequirement

nc043f01. StatementofProgressinAchievingGoalsandObjectives

nc043g01. StatementofPetPolicy

nc043h01. StatementofResidentMembershiponthePHAGoverningBoard

nc043i01. StatementofResidentsontheResidentAdvisoryBoard

nc043j01. StatementontheDeconcentrationonPoverty

nc043k01. StatementontheInitialVoluntaryConversionAssessment

nc043l01. CommentsofResidentAdvisoryBoardorBoards

## Attachment A

### ***TROY POLICY for the DECONCENTRATION of POVERTY***

The Troy Housing Authority will not concentrate very low -income families in any public housing development or in any single building within a development. For this purpose, very low -income families also includes other families with extremely low incomes.

This Authority will annually review its waiting list and incomes at its housing developments in order to determine if they reveal an unacceptable concentration of impoverished families. If such a concentration is determined, the authority will take steps consistent with the policy stated below to remedy that inequity.

Where an inequity has been discovered in the distribution of impoverished families within its developments, this PHA will take steps to remove that concentration of poverty by bringing higher income families into its lower income developments and lower income families into its higher income developments.

Among the strategies this authority may consider in attempting to remedy any inequity are the following:

- 1). It may skip certain income families on its waiting list to reach other families with a lower or higher income, as may be required to achieve better income distribution balance in its developments. This authority will apply such skipping uniformly and fairly.
- 2). It may make concerted efforts to aid lower -income families to increase their income through offering incentives. These incentives may include but are not required to be or limited to the following:
  - (a) Providing self-sufficiency activities to improve resident employability;
  - (b) Providing permitted deductions from annual income and other permitted deductions to public housing residents as allowed by law. If offered, these options will be spelled out in detail as an amendment to this policy;
  - (c) Providing individual savings accounts to families whose select income -based rents;
  - (d) Establishing a rent structure that encourages deconcentration of poverty;
  - (e) Providing certain admissions preferences, such as those for working families;
  - (f) Providing additional applicant consultation and information;
  - (g) And providing additional supportive services or amenities.

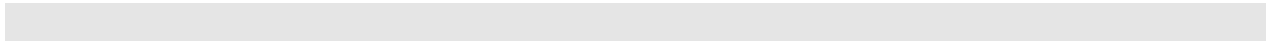
In pursuing this policy of deconcentration of poverty where a family receiving TANF assistance is concerned, this authority will pursue every reasonable recourse to coordinate its efforts to provide incentives to families that are consistent with programs administered by the office administering TANF responsibilities in its jurisdiction. This PHA will pursue this policy of deconcentration of poverty in a way that affirmatively furthers fair housing, and that ensures for both our applicants and our residents an equitable treatment devoid of discrimination.

**Attachment A:**

**Mount Gilead Policy for the Deconcentration of Poverty**

It is the purpose of the Mount Gilead Housing Authority to reduce the concentration of lower income and higher income public housing tenants in particular buildings and to affirmatively further fair housing standards. To implement this policy, the Mount Gilead Housing Authority will admit lower income families to higher income buildings and admit higher income families into lower income buildings. This will be determined in the following manner.

1. The average income of all families will be determined annually.
2. The average income of all families residing in each building will be determined annually.
3. Determine which buildings have an average income higher than the PHA average and which buildings have a lower average.
4. Determine which families on the waiting list have incomes higher than the PHA average and which families have lower incomes.
5. When a unit becomes available in a higher income building, the unit will be offered to a lower income family. If the waiting list does not contain a family in the category, the unit will be offered to a family in another income category.



**PHAPlan  
TableLibrary**

**Component7  
CapitalFundProgramAnnualStatement  
PartsI,II,andII**

**ATTACHMENTB  
AnnualStatement -TROY -20001  
CapitalFundProgram(CFP)PartI:Summary**

CapitalFundGrantNumber **NC19P04350201**FFYofGrantApproval:2001

☐ OriginalAnnualStatement

LineNo.	SummarybyDevelopmentAccount	TotalEstimatedCost
1	TotalNon -CGPFunds	
2	1406Operations	
3	1408ManagementImprovements	22,796.98
4	1410Administration	16,756.00
5	1411Audit	0
6	1415LiquidatedDamages	0
7	1430FeesandCosts	8,200.00
8	1440SiteAcquisition	0
9	1450SiteImprovement	4,264.63
10	1460DwellingStructures	81,601.83
11	1465.1Dwe llingEquipment -Nonexpendable	9,000.12
12	1470NondwellingStructures	536.09
13	1475NondwellingEquipment	24,407.35
14	1485Demolition	
15	1490ReplacementReserve	
16	1492MovingtoWorkDemonstration	
17	1495.1RelocationCosts	
18	1498ModUsedforDevelopment	
19	1502Contingency	
20	<b>AmountofAnnualGrant(Sumoflines2 -19)</b>	<b>167,563</b>
21	Amountoffline20RelatedtoLBPActivities	
22	Amountoffline20RelatedtoSection504Compliance	
23	Amountoffline20RelatedtoSecurity	
24	Amountoffline20RelatedtoEnergyConservationMeasures	

**AnnualStatement -TROY -20001**  
**CapitalFundProgram(CFP)PartII:SupportingTable**

TroyHousingAuthority  
MountGileadHousingAu thority

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**ATTACHMENTB**

**AnnualStatement -TROY -20001**

**CapitalFundProgram(C FP)PartIII:ImplementationSchedule**

Development Number/Name HA-WideActivities	AllFundsObligated (QuarterEndingDate)	AllFundsExpended (QuarterEndingDate)
ALL	<i>HousingAuthoritywillobligateallfundsreceivedundertheCapitalFund Programwithin18monthsofsuchfundsbeingmadeavailabletoitinLOCCS andexpendedallsuchfundswithin36monthsoftheiravailabilityinLOCCS</i>	

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**Component7  
CapitalFundProgramAnnualStatement  
PartsI,II,andII**

**ATTACHMENTB**

**AnnualStatement -TROY -20002**

**CapitalFundProgram(CFP)PartI:Summary**

CapitalFundGrantNumber **NC19P04350202**FFYofGrantApproval:2002

☐ OriginalAnnualStatement

LineNo.	SummarybyDevelopmentAccount	TotalEstimatedCost
1	TotalNon -CGPFunds	
2	1406Operations	4,244
3	1408ManagementImprovements	22,000
4	1410Administration	16,398
5	1411Audit	0
6	1415LiquidatedDamages	0
7	1430FeesandCosts	8,500
8	1440SiteAcquisition	0
9	1450SiteImprovement	12,000
10	1460DwellingStructures	30,388.66
11	1465.1DwellingEquipment -Nonexpendable	1,200
12	1470NondwellingStructures	37,873.37
13	1475NondwellingEquipment	31,374.97
14	1485Demolition	
15	1490ReplacementReserve	
16	1492MovingtoWorkDemonstration	
17	1495.1RelocationCosts	
18	1498ModUsedforDevelopment	
19	1502Contingency	
20	<b>AmountofAnnualGrant(Sumoflines2 -19)</b>	<b>163,979</b>
21	Amountoffline20RelatedtoLBPActivities	
22	Amountoffline20RelatedtoSection504Compliance	
23	Amountoffline20RelatedtoSecurity	
24	Amountoffline20RelatedtoEnergyConservationMeasures	



**AnnualStatement -TROY -20002**  
**CapitalFundProgram(CFP)PartII:SupportingTable**

Troy Housing Authority  
Mount Gilead Housing Authority

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**ATTACHMENT B**  
**Annual Statement - TROY - 20002**  
**Capital Fund Program (CFP) Part III: Implementation Schedule**

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)
ALL	<i>Housing Authority will obligate all funds received under the Capital Fund Program within 18 months of such funds being made available to it in LOCCS and expended all such funds within 36 months of their availability in LOCCS</i>	

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**Component7  
CapitalFundProgramAnnualStatement  
PartsI,II,andII**

**ATTACHMENTB**

**AnnualStatement -TROY -2003**

**CapitalFundProgram(CFP)PartI:Summary**

CapitalFundGrantNumber **NC19P04350203**FFYofGrantApproval:2003

☐ OriginalAnnualStatement

LineNo.	SummarybyDevelopmentAccount	TotalEstimatedCost
1	TotalNon -CGPFunds	
2	1406Operations	4,244
3	1408ManagementImprovements	22,000
4	1410Administration	16,398
5	1411Audit	0
6	1415LiquidatedDamages	0
7	1430FeesandCosts	7,500
8	1440SiteAcquisition	0
9	1450SiteImprovement	0
10	1460DwellingStructures	105,837
11	1465.1DwellingEquipment -Nonexpendable	8,000
12	1470NondwellingStructures	
13	1475N ondwellingEquipment	
14	1485Demolition	
15	1490ReplacementReserve	
16	1492MovingtoWorkDemonstration	
17	1495.1RelocationCosts	
18	1498ModUsedforDevelopment	
19	1502Contingency	
20	<b>AmountofAnnualGrant(Sumoflines2 -19)</b>	<b>163,979</b>
21	Amountoffline20RelatedtoLBPActivities	
22	Amountoffline20RelatedtoSection504Compliance	
23	Amountoffline20RelatedtoSecurity	
24	Amountoffline20RelatedtoEnergyConservationMeasures	

**AnnualStatement -TROY -20003**  
**CapitalFundProgram(CFP)PartII:SupportingTable**

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Expires:02/28/06

Troy Housing Authority  
Mount Gilead Housing Authority

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**ATTACHMENT B**  
**Annual Statement - TROY - 20003**  
**Capital Fund Program (CFP) Part III: Implementation Schedule**

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)
ALL	<i>Housing Authority will obligate all funds received under the Capital Fund Program within 18 months of such funds being made available to it in LOCCS and expended all such funds within 36 months of their availability in LOCCS</i>	

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**Component7  
CapitalFundProgramAnnualStatement  
PartsI,II,andII**

**ATTACHMENTB**

**AnnualStatement** -MountGilead -20001

**CapitalFundProgram(CFP)PartI:Summary**

CapitalFundGrantNumber :**NC19P04450201** FFYofGrantApproval: 2001

☐ OriginalAnnualStatement

LineNo.	SummarybyDevelopmentAccount	TotalEstimatedCost
1	TotalNon -CGPFunds	
2	1406Operations	
3	1408ManagementImprovements	11,488
4	1410Administration	0
5	1411Audit	0
6	1415LiquidatedDamages	0
7	1430FeesandCosts	3,250
8	1440SiteAcquisition	0
9	1450SiteImprovement	7,000
10	1460DwellingStructures	35,152.32
11	1465.1DwellingEquipment -Nonexpendable	1713.68
12	1470NondwellingStr uctures	
13	1475NondwellingEquipment	
14	1485Demolition	
15	1490ReplacementReserve	
16	1492MovingtoWorkDemonstration	
17	1495.1RelocationCosts	
18	1498ModUsedforDevelopment	
19	1502Contingency	
20	<b>AmountofAnnualGrant(Sumoflines2 -19)</b>	<b>58,604</b>
21	Amountofline20RelatedtoLBPActivities	
22	Amountofline20RelatedtoSection504Compliance	
23	Amountofline20RelatedtoSecurity	
24	Amountofline20RelatedtoEnergyConservati onMeasures	

**AnnualStatement -MountGilead -20001**  
**CapitalFundProgram(CFP)PartII:SupportingTable**

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TroyHousingAuthority  
MountGileadHousingAu thority

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**ATTACHMENTB**

**AnnualStatement** -MountGilead -20001

**CapitalFundProgram(CFP)PartIII:ImplementationSchedule**

Development Number/Name HA-WideActivities	AllFundsObligated (QuarterEndingDate)	AllFundsExpended (QuarterEndingDate)
ALL	<i>HousingAuthoritywillobligateallfundsreceivedundertheCapitalFund Programwithin18monthsofsuchfundsbeingmadeavailabletoitinLOCCS andexpendedallsuchfundswithin36monthsoftheiravailabilityinLOCCS</i>	



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**Component7  
CapitalFundProgramAnnualStatement  
PartsI,II,andII**

**ATTACHMENTB**

**AnnualStatement** -MountGilead -20002

**CapitalFundProgram(CFP)PartI:Summary**

CapitalFundGrantNumber :**NC19P04450202** FFYofGrantApproval: 2002

☐ OriginalAnnualStatement

LineNo.	SummarybyDevelopmentAccount	TotalEstimatedCost
1	TotalNon -CGPFunds	
2	1406Operations	
3	1408ManagementImprovements	12,205
4	1410Administration	
5	1411Audit	
6	1415LiquidatedDamages	
7	1430FeesandCosts	
8	1440SiteAcquisition	
9	1450SiteImprovement	
10	1460DwellingStructures	45,141
11	1465.1DwellingEquipment -Nonexpendable	
12	1470NondwellingStructures	
13	1475NondwellingEquipment	
14	1485Demolition	
15	1490Replaceme ntReserve	
16	1492MovingtoWorkDemonstration	
17	1495.1RelocationCosts	
18	1498ModUsedforDevelopment	
19	1502Contingency	
20	<b>AmountofAnnualGrant(Sumoflines2 -19)</b>	<b>57.346</b>
21	Amountofline20RelatedtoLBPActivities	
22	Amountofline20RelatedtoSection504Compliance	
23	Amountofline20RelatedtoSecurity	
24	Amountofline20RelatedtoEnergyConservationMeasures	

AnnualStatement -MountGilead -20002  
CapitalFundProgram(CFP)Part II:SupportingTable[illegible]

Troy Housing Authority  
Mount Gilead Housing Authority

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**ATTACHMENT B**

**Annual Statement** - Mount Gilead - 20002

**Capital Fund Program (CFP) Part III: Implementation Schedule**

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)
ALL	<i>Housing Authority will obligate all funds received under the Capital Fund Program within 18 months of such funds being made available to it in LOCCS and expended all such funds within 36 months of their availability in LOCCS</i>	

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**Component7  
CapitalFundProgramAnnualStatement  
PartsI,II,andII**

**ATTACHMENTB**

**AnnualStatement** -MountGilead -20003

**CapitalFundProgram(CFP)PartI:Summary**

CapitalFundGrantNumber :**NC19P04450203** FFYofGrantApproval: 2003

☐ OriginalAnnualStatement

LineNo.	SummarybyDevelopmentAccount	TotalEstimatedCost
1	TotalNon -CGPFunds	
2	1406Operations	
3	1408ManagementImprovements	12,250
4	1410Administration	
5	1411Audit	
6	1415LiquidatedDamages	
7	1430FeesandCosts	
8	1440SiteAcquisition	
9	1450SiteImprovement	
10	1460DwellingStructures	40,096
11	1465.1DwellingEquipment -Nonexpendable	5,000
12	1470NondwellingStructures	
13	1475NondwellingEquipment	
14	1485Demolition	
15	1490ReplacementReserve	
16	1492MovingtoWorkDemonstration	
17	1495.1RelocationCosts	
18	1498ModUsedforDevelopment	
19	1502 Contingency	
20	<b>AmountofAnnualGrant(Sumoflines2 -19)</b>	<b>57,346</b>
21	Amountofline20RelatedtoLBPActivities	
22	Amountofline20RelatedtoSection504Compliance	
23	Amountofline20RelatedtoSecurity	
24	Amountofline20RelatedtoEnergyConservationMeasures	

**AnnualStatement -MountGilead -20003**  
**CapitalFundProgram(CFP)PartII:SupportingTable**

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Troy Housing Authority  
Mount Gilead Housing Authority

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**ATTACHMENT B**

**Annual Statement** - Mount Gilead - 20003

**Capital Fund Program (CFP) Part III: Implementation Schedule**

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)
ALL	<i>Housing Authority will obligate all funds received under the Capital Fund Program within 18 months of such funds being made available to it in LOCCS and expended all such funds within 36 months of their availability in LOCCS</i>	

Total estimated cost over next 5 years	204,568	
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Troy Housing Authority  
Mount Gilead Housing Authority

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Optional 5 - Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
TROY NC043	DEVELOPMENT			
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Sub Totals	Planned Start Date (HA Fiscal Year)
Stoves & Refrigerators		5,000		2004
Cabinets		25,200		
Windows		41,500		
Door Installation		41,137		
		0	112,837	
Stoves & Refrigerators		5,000		2005
Air conditioning		104,837	109,837	
		0		2006
Stoves & Refrigerators		5,000		
Air conditioning		104,837	109,837	
		0		2007
Stoves & Refrigerators		5,000		
Air conditioning		107,837	112,837	
Total estimated cost over next 5 years			445,348	



[illegible]

Troy Housing Authority  
Mount Gilead Housing Authority

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Optional 5 -Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
MTGILEAD NC044				
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Sub Totals	Planned Start Date (HA Fiscal Year)
NC044				2004
Replace Tiles in units		40,096		
Stoves/Refrigerator		5,000		
		0	45,096	
		0		2005
Replace Windows		40,096		
Stoves/Refrigerators		5,000		
		0	45,096	2006
Vinyl Eaves		45,096		
		0	45,096	
		0		2007
Stoves/Refrig		2,500		
Replace Tiles in Units		42,596		
			45,096	
Total estimated cost over next 5 years			180,384	

**Attachment D.**

**Statement on the PHDEP Program**

**In view of recent legislation eliminating the PHDEP program and rolling funding for such activities into the Operating Fund for the Camden Housing Authority, the CHA has not included a completed attachment D this year.**

**AttachmentE:**

**StatementontheCommunityServiceRequirement**

**ThePHAisreviewingthelatestregulationsandassessingthenumberofindividuals  
whoareaffectedbysame.**

**Attachment F:**

**Progress in Achieving Goals and Objectives**

The Troy Housing Authority continues its efforts to provide housing opportunities and supportive services to residents of our community. In compliance with our overall goal, we have taken several positive steps this past year.

We have successfully acquired a Section 8 tenant-based assistance program, our first. It will begin with 25 vouchers, and we hope to expand over time. This brings an important new housing resource to our service area.

We have expanded our after-school program for young people to run both before school and after school. This has increased educational opportunities in our community, and assisted working families to have more flexibility in their work schedules.

In cooperation with the city government, we helped to develop a community park for use by all of our neighbors in Troy.

We entered into a consortium agreement with the Mount Gilead Housing Authority by which our strong management staff now also manages the daily operations at Mount Gilead. In less than a year, we have assisted the MGHA from near troubled status to a PHAS high performer. We will continue to integrate programs at both authorities so that housing opportunities and services grow in Mount Gilead as they have in Troy.

The Mount Gilead Housing Authority has made progress in achieving the goals and objectives set out in its 5-Year Agency Plan. It is now back on the correct path, and operations at our PHA have improved significantly.

**Attachment G:**

**Statement of Pet Policy**

The Mount Gilead Housing Authority (MGHA) has adopted a pet policy for its non-elderly families based on that of the Troy Housing Authority, which now is in charge of administering the MGHA. We summarize below the provisions of the draft pet policy we expect to adopt for non-elderly, non-disabled families.

The pet policy is in eleven (11) sections, as follows:

Section 1 outlines the enabling regulations that allow pet ownership for general occupancy families.

Section 2 indicates that family residents at the MGHA will be allowed to own pets.

Section 3 defines an allowable common household pet as a cat, dog, goldfish, tropical fish, canary, parakeet or lovebird, and limits the number of these permitted to a dwelling unit.

Section 4 describes in detail the regulations that govern pet ownership, including required pet registration, pet deposits, monthly pet maintenance fees, and other specific requirements for pet ownership.

Section 5 explains the required "pet responsibility card."

Section 6 spells out how escrowed pet security deposits will be handled and how such deposits may be used.

Section 7 sets out the requirements for dog ownership.

Section 8 sets out the requirements for cat ownership.

Section 9 sets out the requirements for bird ownership.

Section 10 sets out the requirements for fish ownership.

Section 11 outlines additional general policies governing ownership of pets, including restraint of pets, limitations on visiting pets, proscriptions for loud or violent pets, and conditions for special cases such as the death of a pet owner or absence from a unit where a pet is housed. It also describes in detail the specific conditions under which the THA may require that a pet be removed from the dwelling unit.

**AttachmentH:**

**ResidentMemberonthePHA GoverningBoard**

**TroyHousingAuthority:**

1. ☒ Yes ☐ No: Does thePHA governingboardincludeatleastonememberwhoisdirectly assistedbythePHAthisyear?(ifno,skipto#2)

A. Nameofresidentmember(s)onthegoverningboard:

Ms.MayDunn

B. Howwasthe residentboardmemberselec ted:(selectone)?

- ☐ Elected  
☒ Appointed

C. Thetermofappointmentis(includethedatetermexpires):

toNovember8,2005

2. A. IfthePHA governingboarddoesnothaveatleastonememberwhoisdirectlyassistedbythePHA, whynot?

- ☐ thePHAislocatedinaStatethatrequiresthemembersofagoverningboardtobe salariedandserveonafulltimebasis  
☐ thePHAhaslessthan300publichousingunits,hasprovidedreasonablenoticeto theresidentadvisoryboardoftheopportunitytoserveonthegoverningboard,and hasnotbeennotifiedbyanyresidentoftheirinteresttoparticipateintheBoard.  
☐ Other(explain):

B. Dateofnexttermexpirationofagoverningboardmember:

C. Nameandtitleofappointingofficial(s)forgoverningboard(indicateappointingofficialforthenext position):

**MountGileadHousingAuthority:**

1. ☐ Yes ☒ No: Does thePHA governingbo ardincludeatleastonememberwhoisdirectly assistedbythePHAthisyear?(ifno,skipto#2)

A. Nameofresidentmember(s)onthegoverningboard:

B. Howwasthe residentboardmembersselected:(selectone)?

- ☐ Elected  
☐ Appointed

C. Thetermofappointmentis(includethedatetermexpires):

Troy Housing Authority  
Mount Gilead Housing Authority

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**H Continued**

2. A. If the PHA governing board does not have at least one member who is directly assisted by the PHA, why not?

- ☐ the PHA is located in a State that requires the members of a governing board to be salaried and serve on a full-time basis
- ☐ the PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.
- ☒ Other (explain):

The PHA had been in disarray, but its management has recently been taken over by the Troy Housing Authority. Under this new administration, it expects that this requirement will be met at the next vacancy on the PHA's governing board.

- B. Date of next term expiration of a governing board member: September 2003
- C. Name and title of appointing official(s) for governing board (indicate appointing official for the next position):

Mr. Jimmy R. Haithrock  
Mayor  
Mount Gilead, NC



**AttachmentI:**

**MembershipoftheTroyandMountGileadResidentAdvisoryBoardorBoards**

ListmembersoftheResidentAdvisoryB oardorBoards:(Ifthelistwouldbeunreasonablylong, listorganizationsrepresentedorotherwiseprovideadescriptionsufficienttoidentifyhow membersarechosen.)

ResidentAdvisoryBoard/ResidentCouncilOfficersoftheTroyHousingAuthority

		<u>Elected:</u>	<u>TermExpires:</u>
President:	MayDunn 846HRHoltCircle Troy,NC27371 (910)5710498	2/16/02	2/15/05
Vice-president:	BettyBaldwin 414SouthMainStreet,Apt.4 Troy, NC27371 (910)5761502	2/16/02	2/15/04
Secretary:	PatriciaYoung 205QueenStreet Troy,NC27371 (190)5761740	2/16/02	2/15/03
Treasurer:	WilliamTaylor 213StanleyStreet Troy,NC27371 (910)5721127	11/22/99	11/21/02

ResidentAdvisoryBoardoftheMountGileadHousingAuthority

Because the Mount Gilead Housing Authority has only 30 units of public housing, and also to assure a maximum input from all of our residents i n the Agency Plan process, our authority has madeall of its residentsits Resident Advisory Board. We have allowed as many residents as have an interest in our Plan to participate in all meetings with us to discuss it and the future of our housing authority.

**Attachment J:**

**Statement on the Deconcentration of Poverty**

As required by HUD PIH Notice 2001-4, the Mount Gilead Housing Authority hereby attaches the required additional questions modifying those in Section 3(A)(6) of the HUD 50075 Template.

**Component 3, (6) Deconcentration and Income Mixing**

- a. ☒ Yes ☐ No Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.
- b. ☒ Yes ☐ No Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete.

If yes, list these developments as follows:

**All of the average incomes at our family developments are less than 30% of the area median income for our county. We conclude, therefore, as indicated in HUD Notice PIH 2001-26, page 4, that the Troy and Mount Gilead Housing Authorities are exempt from the requirements for deconcentration of poverty and income mixing.**

Deconcentration Policy for Covered Developments			
Development Name: Number of Units Occupied by families	Explanation (if any) [see step 4 at Deconcentration policy (if no explanation) [see step 5 at \$903.2(c)(1)(iv)]	Explanation (if any) [see step 5 at \$903.2(c)(1)(v)]	
NA		NA	

**AttachmentK:**

**Component10(B)VoluntaryConversion InitialAssessments**

- a) HowmanyofthePHA'sdevelopmentsaresubjecttotheRequiredInitialAssessments?

Three

- b) HowmanyofthePHA'sdevelopmentsarenotsubjecttotheRequiredInitialAssessmentsbasedon exemptions(e.g.,elderlyand/ordisableddevelopmentsnotgeneraloccupancydevelopments?)

None

HowmanyAssessmentswereconductedforthePHA'scovereddevelopments?

Three

- c) IdentifydevelopmentsthatmaybeappropriateforconversionbasedontheRequiredInitial Assessments:

None

DevelopmentName	NumberofUnits
N/A	N/A

- a) IfthePHAhasnotcompletedtheRequiredInitialAssessments,describethestatusofthese assessments.

**Attachment L:**

**Comments of the Resident Advisory Board or Boards**

**PHA Plan  
5 Year Plan for Fiscal years 2000 - 2004  
Annual Plan for Fiscal Year 2003  
Resident Comments**

May Dunn, Resident Council President read over the plan and made the following statements:

- Are there any plans to enhance the playground equipment at Holt Circle to accommodate the older kids?
- Ms. Dunn inquired about the accessibility of cable to the Holt Circle complexes.

Patricia Young, Resident Council Secretary, read over the plan and made the following statements:

- Ms. Young is very pleased with the new cabinets and windows in the older units.
- She voiced her concern about the time frame for air conditioners to be installed.

Elizabeth Dawkins, Executive Director, responded to their concerns by informing the residents that central heat and air will be placed in the units if money permits. She also stated they are currently researching the possibilities of a designated area at Holt Circle for football or basketball activities for the older children.

All comments were considered. Most of the issues are regular maintenance concerns outside the scope of the Agency Plan process. No changes to the draft plan were made as a result.